



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 20, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from July 6, 2023.

VOTE: 4 – 0.

RESULT: The documents were accepted into the record. The minutes from July 6, 2023, were approved.

RECORDED VOTES:

Rebecca Call	Yes
Mark Supelak	Absent
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
Warren Fishman	Yes
Lance Schneier	Absent

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 20, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

1. Dublin Village Redevelopment at PID: 273-009045 **Concept Plan**
23-049CP

Proposal: Redevelopment of an existing 6-acre parking lot and a portion of a strip center to construct two, new, four-story, podium-style apartment buildings with 284 multi-family units and 360 parking spaces. The site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northeast of the intersection of John Shields Parkway with Village Parkway.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.066.

Applicant: Severen Stavroff and Kevin McCauley, Stavroff Land Development

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/23-049

MOTION: Mr. Way moved, Ms. Harter seconded, to approve the Concept Plan with seven (7) conditions:

- 1) For future applications, McCune Avenue, Village Parkway, and Street B are accepted as Front Property Lines.
- 2) All streets and streetscape features shall be consistent with BSD Streetscape Character Guidelines, to be analyzed at PDP.
- 3) The garage access for the Phase One building shall shift to the east, approximately mid-building, at PDP so as to avoid conflict with the new intersection alignment at Village Parkway and Tuller Road.
- 4) The applicant shall continue to work with staff to ensure all practicable Building Type requirements per the BSD Code are met at PDP, including but not limited to Front Property Line Coverage.
- 5) A mid-block crossing Waiver shall be necessary for Phase Two at PDP, if this building is over 400 feet long at that time.
- 6) Based on the length of the buildings, mid-building Pedestrianways are required for each building type and should be more centrally located, visible from the McCune-facing amenity decks, and emphasized with both architectural and landscape features at PDP.
- 7) The applicant shall continue to work with staff to ensure that Open Space requirements are met at PDP, including, but not limited to, the 3:1 ratio requirement and vertical elements adjacent to the AEP easement.



**1. Dublin Village Redevelopment at PID: 273-009045
23-049CP**

Concept Plan

VOTE: 1 – 3.

RESULT: The Concept Plan was disapproved.

RECORDED VOTES:

Rebecca Call	No
Mark Supelak	Absent
Kim Way	Yes
Kathy Harter	No
Jamey Chinnock	Absent
Warren Fishman	No
Lance Schneier	Absent

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 20, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. Open and Uncovered Patios 22-178ADMC

Administrative Review – Code Amendment

Proposal: Proposed language to amend Zoning Code Sections 153.002, 153.071, and 153.074 to address the definitions of accessory structures in residential and non-residential districts.

Request: Review and recommendation of approval to City Council on the proposed Administrative Request – Code Amendment under the provisions of Zoning Code Section 153.234.

Applicant: Meghan O’Callaghan, City Manager, City of Dublin

Planning Contact: Zachary C. Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-178

MOTION: Mr. Fishman moved, Ms. Harter seconded, to recommend approval to City Council for an Open and Uncovered Patios Code Amendment.

VOTE: 4 – 0.

RESULT: The Code Amendment was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Rebecca Call	Yes
Mark Supelak	Absent
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
Warren Fishman	Yes
Lance Schneier	Absent

STAFF CERTIFICATION

DocuSigned by:

Zachary Hounshell

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Zachary C. Hounshell, Planner II

